NOTICE
GLENPOOL INDUSTRIAL AUTHORITY
SPECIAL MEETING

A Special Session of the Glenpool Industrial Authority will be held at 6:00 p.m. immediately following the Special Session of the Glenpool Utility Service Authority meeting on Monday, March 19, 2018, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

AGENDA

Page

A) **Call to Order - Timothy Lee Fox, Chairman**

B) **Roll Call, Declaration of Quorum – Susan White, Secretary; Timothy Lee Fox, Chairman**

C) **Scheduled Business**

1) Discussion and possible action to approve minutes from February 5, 2018 meeting. (Susan White, Secretary) — 2

GIA - 05 Feb 2018 - Minutes - Pdf

2) Discussion and possible action to adopt Resolution No. 2018003 approving Amended Project Plan and Amended Qualified Project Costs for South 75 Business Park Increment District in accordance with Title 62, Section 858(D) of the Oklahoma Statutes (Local Development Act). — 3 - 40

(Lowell Peterson, City Attorney/Local District Counsel; Rex Robertson, Developer)

Staff Memo in Support of TIF District 101716
GIA Resolution 20180003
Exhibit 1 -AMENDED PROJECT PLAN
Exhibit 2 -Amended QPC

D) **Adjournment**

This notice and agenda was posted at Glenpool City Hall, 12205 S. Yukon Ave., Glenpool, Oklahoma, on March 15, 2018 at 5:00 pm.
Signed: Susan White
City Clerk

MINUTES
GIA Meeting
Monday, February 5, 2018 Council Chambers 6:00 PM

David Tillotson
Lowell Peterson
Susan White
John Gonsalves

COUNCIL PRESENT: Tim Fox
Momodou Ceesay
Trish Agee
Brandon Kearns
Jacqueline Triplett-Lund

COUNCIL ABSENT:

STAFF PRESENT: David Tillotson
Lowell Peterson
Susan White
John Gonsalves

STAFF ABSENT:

1 Call to Order - Timothy Lee Fox, Chairman

2 Roll Call, Declaration of Quorum – Susan White, Secretary; Timothy Lee Fox, Chairman

3 Scheduled Business

a) Discussion and possible action to approve minutes from January 8 and January 22, 2018 meetings.
(Susan White, Secretary)

4 Adjournment

To: HONORABLE MAYOR AND CITY COUNCIL
CHAIRMAN AND TRUSTEES OF GLENPOOL INDUSTRIAL AUTHORITY

From: Lowell Peterson, City Attorney/Trust Counsel

Date: October 17, 2016

Subject: Resolution No. 16-10-02, Authorizing: the appointment of a TIF Project Plan Review Committee; Creation and implementation of a TIF Project Plan; and Creation of a Tax Increment District for Purposes Pertaining to Economic Development

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Background of "TIF" District Proposal:

The City has become aware of a substantial opportunity for economic development that will require assistance and support from the City and the Industrial Authority in the form of tax increment financing in order for the project to be viable.

Tax increment financing ("TIF") is authorized by Article 10 § 6C of the Oklahoma Constitution and implemented by the Local Development Act, at Title 62 §§ 850 - 869 of the Oklahoma Statutes. At the risk of oversimplification, the financing arrangements consist of designating a defined Tax Increment District as the site for a proposed economic development Project; establishing its currently assessed full market value for purposes of ad valorem taxation as the "base assessed value;" projecting what ad valorem and/or sales tax increases [increments] are likely to occur over a defined term that are attributable to improvements made on the District site for the Project; and allocating all or a portion of those increments to the payment of qualified project costs incurred in the process of implementing the Project. (As noted in the developer's proposal to the Council, there will also be sales tax reimbursements that contribute to the maximum reimbursement allowed under the TIF Project Plan.)

The TIF process works substantially as follows:

- The owner/developer of property that is proposed for the creation of a TIF District presents her/his proposal for financing a defined Project and setting out how the allocation of projected tax increments will be sufficient for the payment of eligible Project Costs;
- The City Council adopts a resolution such as that proposed for the purposes of creating a Project Review Committee that will consist of:
    - One member from the Council, who will serve as chairperson of the Review Committee;
    - One member from the Planning Commission;
    - One member from *each* of the affected tax levying jurisdictions (such as the school district; County agencies; GEMS; TCC; et al);and

12205 S. Yukon Ave., Glenpool, OK 74033 OFFICE: 918-322-5409 FAX: 918-209-4641
Mayor Tim Fox, Vice-Mayor Momodou Ceesay, Councilors: Patricia Agee, Brandon Kearns and Jacqueline Lund
City Manager Roger Kolman, City Clerk Susan White
www.glenpoolonline.com

    - Three representatives of the public at large, who are to be selected by the foregoing members of the Review Committee from a list of seven names submitted by the chairperson and who must include a retailer or a representative of a retail organization.

- In conjunction with the developer, City staff, bond counsel and designated local counsel, the Review Committee prepares a Project Plan to be recommended (or not) by the Planning Commission and adopted by the City Council.

  The Project Plan must:

    - Be in conformance to the Comprehensive Plan;
    - Include a detailed plan for the payment of qualified Project Costs through apportionment of the tax increment; and
    - Define the impact of the TIF on other taxing jurisdictions.

- Approval of the Project Plan by ordinance adopted by the City Council; and
- Implementation of the Project Plan.

The proposal of the developer of the proposed project is attached, along with Resolution No. 16-10-02 and a retainer agreement for purposes of engaging bond counsel and designated local counsel.

Retainer Agreement

The law firm of Hilborne & Weidman, PC, has served as bond counsel on numerous transactions for the City and has offered its services to the City and the Industrial Authority for the purpose of ensuring the completeness and compliance with the Local Development Act of all actions taken in accomplishing the steps and tasks outlined above. This will include assistance in establishment of the Review Committee; communications with the other tax levying jurisdictions; preparation of the Project Plan; preparation and execution of all documents and legal opinions necessary to secure approval of the Project Plan by all reviewing parties; and adoption of the ordinance. In addition, designated local counsel will be expected to oversee implementation of the adopted Project Plan.

John Weidman, as Vice President of Hilborne & Weidman, will be the member of the law firm with primary responsibility to function as bond counsel. Attorney Weidman has been kind enough, in his retainer agreement, to include me as the designated local counsel for this purpose. That decision was not made at my request, but I will be glad to assume those duties as supplemental and in addition to my ongoing services as City Attorney.

Staff Recommendation:

I recommend that the City Council approve, and the Industrial Authority concur, in adopting Resolution No. 16-10-02 and authorize the Mayor to execute the retainer agreement engaging Hilborne & Weidman as bond counsel and myself as designated local counsel.

Attachments:

- Request and proposal for a TIF District from Ford Development Corporation on behalf of South 75 Business Park LLC. [Discussion only.]
- Resolution No. 16-10-02. [Discussion and possible action item.]
- Retainer agreement for bond counsel and designated local counsel. [Discussion and possible action item.]

GLENPOOL INDUSTRIAL AUTHORITY

RESOLUTION NO. 2018003

A RESOLUTION OF THE GLENPOOL INDUSTRIAL AUTHORITY, IN ITS CAPACITY AS THE PUBLIC ENTITY DESIGNATED BY ORDINANCE NO. 733 OF THE CITY OF GLENPOOL TO CARRY OUT AND ADMINISTER THE PROJECT PLAN FOR SOUTH 75 BUSINESS PARK INCREMENT AND AUTHORIZED TO MAKE MINOR PROJECT PLAN AMENDMENTS PURSUANT TO TITLE 62, SECTION 858(D) OF THE OKLAHOMA STATUTES, HEREBY APPROVES A MINOR AMENDMENT TO SUCH PROJECT PLAN THAT AMENDS QUALIFIED PROJECT COSTS FROM THE AGGREGATE AMOUNT OF FIVE MILLION AND NO/100 DOLLARS ($5,000,000) TO THE AGGREGATE AMOUNT OF FIVE MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ("5,250,000); AND CONTAINING OTHER PROVISIONS RELATING THERETO.

WHEREAS, by letter dated October 13, 2016, Ford Development Corporation (the "**Developer**"), proposed the establishment of a "tax increment district" within the City of Glenpool, Oklahoma (the "**City**") to provide development financing assistance in connection with the Developer's proposal to construct public infrastructure improvements for the development of a business park to be designated the South 75 Business Park and located along the east side of US Highway 75 in the City, extending from 161st Street South at its northernmost boundary to 171st Street South at its southernmost boundary; and

WHEREAS, on October 17, 2016, the City of Glenpool City Council (the statutory governing body) adopted Resolution No. 16-10-02, creating, authorizing and directing the City of Glenpool Local Development Act Review Committee to analyze the Developer's proposal and to determine whether the area described in the proposal would qualify as a tax increment district pursuant to the provisions of the Oklahoma Local Development Act, Title 62, Sections 850 *et seq.* of the Oklahoma Statutes, (the "**Local Development Act**"); and

WHEREAS, the Developer's proposal was incorporated into the terms of that certain Project Plan Relating to Increment District Number One, City of Glenpool, Oklahoma ("South 75 Business Park Increment District")," dated December 5, 2016 (the "**Project Plan**"); and

WHEREAS, the Local Development Act Review Committee, representing each of the taxing jurisdictions in which the tax increment district established by City of Glenpool Ordinance No. 733, adopted by the City Council on January 17, 2017, is located, determined that the Project Plan conforms to the requirements of the Local Development Act; made its finding that the tax increment district will have no adverse financial impact on any taxing jurisdiction or business activities within the increment district; and stated its findings and recommendations in its Resolution No. 16-12-01, adopted on December 5, 2016; and

WHEREAS, the City of Glenpool Planning Commission found the Project Plan to be in compliance with the Comprehensive Plan of the City of Glenpool and recommend to the governing body (the "**City Council**") approval of the Project Plan, subject only to the condition that the zoning classification for the Project Area be amended from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District) and that the Developer's application for abandonment of so much of Planned Unit Development PUD-24 as applied to the Project Area be granted; and stated its findings and recommendations in its Resolution No. 16-12-01, adopted on December 15, 2016; and

WHEREAS, on January 3, 2017, the City of Glenpool conducted its first duly noticed public hearing on the Project Plan for the purpose of providing information and to answer questions, with the Project Plan presented to the public by the City of Glenpool City Attorney/TIF District Local Counsel, all in accordance with Section 859 of the Local Development Act; and

WHEREAS, on January 9, 2017, the City of Glenpool Planning Commission considered the application of the Developer for the change of zone and abandonment of a certain planned unit development within the proposed Project Area as a necessary condition to adoption of the Project Plan by the City Council, and recommended approval of said application by its Resolution No. 17- 01-01, and determined that, subject only to such approval, the proposed Project Area is presently in full compliance with all requirements of the City of Glenpool Zoning Code and Comprehensive Plan applicable to the uses proposed by the Project Plan; and

WHEREAS, on January 17, 2017, the City of Glenpool City Council approved Zone Change Application GZ-259, amending the relevant portion of the Project Area zoning map from IL (Industrial Light Manufacturing and Research and Development District) and CS (Commercial Shopping Center District) to CG (Commercial General District) and granted the application for abandonment of so much of Planned Unit Development PUD-24 as applied to the Project Area, both as submitted by the Developer, thereby bringing the Project Area into full compliance with the City of Glenpool Zoning Code and Comprehensive Plan with respect to the Project Plan; and

WHEREAS, on January 17, 2017, the City of Glenpool conducted its second duly noticed public hearing on the Project Plan for the purpose of giving any interested persons the opportunity to express their views on the Project Plan, all in accordance with Section 859 of the Local Development Act; and

WHEREAS, the City Council of the City of Glenpool approved and adopted the Project Plan and established the South 75 Business Park Increment District in accordance therewith, and provided that implementation of the Project Plan will be undertaken by designation of the Glenpool Industrial Authority (the "**Authority**") as the public entity authorized to carry out and administer the Project Plan and to exercise all powers necessary thereto, all by adoption of its Ordinance No. 733 on January 17, 2017, and fully in accordance with all requirements of the Local Development Act; and

WHEREAS, during the course of implementing the Project Plan, the Authority, based on findings presented to it by the Developer and by staff of the City of Glenpool, has determined that a minor amendment of the Project Plan, as set forth in this Resolution, is permissible, necessary and appropriate, in accordance with Section 858(D) of the Local Development Act; and

WHEREAS, such minor amendment does not change the character or purpose of the Project Plan; does not add more than five percent (5%) to the Increment District's area; and does not add more than five percent (5%) to the qualified project costs of the Project Plan to be financed by apportioned tax increments.

NOW, THEREFORE, BE IT RESOLVED BY THE GLENPOOL INDUSTRIAL AUTHORITY, THAT:

SECTION 1. Approving and Adopting the Amended Project Plan Relating to Increment District Number One, City of Glenpool, Oklahoma. The Project Plan, as originally adopted by Ordinance No. 733, is hereby amended by the Authority in accordance with the request of the Developer and the recommendation of staff of the City of Glenpool, (the "**Amended Project Plan**") in the form attached hereto as Exhibit 1.

SECTION 2. Recommendations, Findings and Action. The amended qualified project costs ("**Amended Qualified Project Costs**") set forth in the Amended Project Plan, and as attached hereto and incorporated herein by reference as Exhibit 2, are consistent with changes in implementation of the Amended Project Plan necessitated by engineering, construction and other qualified project costs related to the installation of a 12-inch rather than 8-inch waterline to serve the Project Area; abandonment of the proposed "J-turn" because of lack of approval by the Oklahoma Department of Transportation; and implementation of alternative highway traffic improvements, are hereby approved.

SECTION 3. Apportioning Incremental Ad Valorem Tax Revenues. The apportionment of fifty percent (50%) of ad valorem tax increments pursuant to Section 6 of Ordinance No. 733 shall terminate upon the final payment or reimbursement of all Amended Qualified Project Costs incurred in connection with implementation of the Amended Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on any Developer indebtedness, as defined in the Project Plan; *provided*, however, that in no case shall the apportionment of revenues pursuant to the Project Plan or the Amended Project Plan, together with revenues apportioned in accordance with Section 7 of Ordinance No. 733, exceed an aggregate sum of Five Million Two Hundred Fifty Thousand and NO/100 Dollars ($5,250,000.00) or extend beyond ten (10) years from the Commencement Date, as defined in the Project Plan, whichever occurs first, unless such period is modified by subsequent action of the Authority.

SECTION 4. Apportioning Incremental Sales Tax Revenues. The apportionment of fifty percent (50%) of increments of such sales taxes as are levied pursuant to Ordinances

40, 176 and 457 of the City of Glenpool in an aggregate amount equivalent to four percent (4%) of retail sales [resulting in apportionment of two percent (2%) of retail sales] generated within the South 75 Business Park Increment District, as such increments are determined and defined by the Local Development Act (the "Sales Tax Increment Revenues"), are to be apportioned and set aside from all other sales taxes levied within the South 75 Business Park Increment District, to be used exclusively for:

(a) The payment or reimbursement of Amended Qualified Project Costs, as defined in Section 852(14) of the Local Development Act and as set forth in Exhibit 2 hereto, incurred in connection with the development or construction of the Project identified in the Project Plan;

(b) Reimbursement of the City, or any agency thereof or public trust of which it is the beneficiary, which has paid Qualified Project Costs or Amended Qualified Project Costs from funds which were not increments derived from the South 75 Business Park Increment District, but only to the extent that such sums were actually paid; and

(c) Payment of principal, interest and premium, if any, on any Developer indebtedness as defined in the Project Plan, all or a portion of the proceeds of which are to be used in accordance with clauses (a) or (b) above.

The apportionment of fifty percent (50%) of ad valorem tax increments in accordance with Section 7 of Ordinance No. 733 as amended hereby or this Section 4, shall terminate upon the final payment or reimbursement of all Amended Qualified Project Costs incurred in connection with the Project identified in the Project Plan, and the payment of all outstanding principal, accrued interest, and premium due on any Developer indebtedness, as defined in the Project Plan; *provided,* however, that in no case shall the apportionment of revenues pursuant hereto, together with the revenues apportioned in accordance with Section 3 hereof or Section 6 of Ordinance No. 733, exceed an aggregate sum of Five Million Two Hundred Fifty Thousand and NO/100 Dollars ($5,250,000.00) or extend beyond ten (10) years from the Commencement Date, as defined in the Project Plan, whichever occurs first, unless such period is modified by subsequent action of the Authority.

SECTION 5. Limitation of Amendment. Except as otherwise expressly stated in this Resolution and in Exhibits 1 and 2 hereto, the Project Plan, as approved and adopted by Ordinance No. 733 of the City of Glenpool, shall remain in full force and effect with respect to administration of the South 75 Business Park Increment District.

SECTION 6. Providing for Severability. If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held invalid or unconstitutional by competent legal authority, such portion shall not affect the validity of the remaining portions of this Resolution.

APPROVED and ADOPTED by the Glenpool Industrial Authority this 19th day of March 2018.

GLENPOOL INDUSTRIAL AUTHORITY

____
Timothy Lee Fox, Chairman

ATTEST

____
Susan White, Clerk

APPROVED AS TO FORM AND SUBSTANCE

____
Lowell Peterson, City Attorney/
Local District Counsel

Exhibit 1

AMENDED

PROJECT PLAN RELATING TO

INCREMENT DISTRICT NUMBER ONE, CITY OF GLENPOOL, OKLAHOMA

(SOUTH 75 BUSINESS PARK INCREMENT DISTRICT)

Amended by the

GLENPOOL INDUSTRIAL AUTHORITY

In conjunction with

FORD DEVELOPMENT CORPORATION

DATED: MARCH 19, 2018

Exhibit 1

TABLE OF CONTENTS

Exhibit 1

[Copy of Impact Analysis must be included with notice of public hearings of

Council if mailed to persons who have registered with City Clerk

Exhibit 1

INTRODUCTION

By letter dated October 13, 2016, Ford Development Corporation (the "Developer"), proposed the establishment of a "tax increment district" within the City of Glenpool, Oklahoma (the "City") as necessary to facilitate the Developer's proposal to develop, construct and operate a Business Park (the "Project Facilities") to be located along U.S. Highway 75 in the City of Glenpool, Oklahoma (the "Project"). The assistance provided through such district will be used to reimburse all or a portion of the qualified project costs of extensive public infrastructure required in the development and construction of the Project Facilities. (See *Request and Proposal*, Appendix E.)

On October 17, 2016, the governing body of the City (the "City Council") adopted Resolution No. 16-10-02, creating, authorizing and directing the City of Glenpool Local Development Act Review Committee (the "Review Committee") to analyze the Developer's proposal and to determine whether the area described in the proposal (the "Project Area") will qualify as a "tax increment district" pursuant to the provisions of the Oklahoma Local Development Act, Title 62, Sections 850, *et seq*., of the Oklahoma Statutes (the "Local Development Act"). (See *Glenpool City Council Resolution No. 16-10-02*, Appendix I.)

Before a "tax increment district" may be established, the Local Development Act, at Sections 855-856, requires that the City shall cause to be prepared, and the Review Committee, City Planning Commission and City Council shall consider and act upon, a project plan that must include the following:

1. A description of the proposed boundaries of the district and the proposed boundaries of the project area, by legal description and by street or other recognizable physical feature accompanied by a sketch clearly delineating the area indetail;

2. A general description of the kind, number and location of the proposed public works or improvements, the anticipated private investments and the estimated public revenues which should accrue from development of the Project;

3. A list of estimated project costs including administrative expenses;

4. A general description of the methods of financing the estimated project costs, the expected sources of revenue to finance or pay project costs, and the general time when the costs or monetary obligations related thereto are to be incurred;

5. A map showing existing uses and conditions of real property in the district and a map showing proposed improvements to and proposed uses of that property;

6. Proposed changes in zoning;

7. Proposed changes in the master plan and city ordinances if required to implement the project plan;

8. The name of the person who shall be in charge of the implementation of all of the project plans of the district with such name being forwarded to the Oklahoma Department of Commerce; and

9. A designation of any public entity to be authorized to carry out all or part of the project plan.

The Review Committee is required, by the Local Development Act, Section 855, to consider and make its findings and recommendations to the governing body, City Council in this case, with respect to conditions that establish the eligibility of the proposed district for funding by the apportionment of ad valorem tax increments. In this instance, the City and the Developer propose to use increments from ad valorem taxes levied upon taxable value of the Project Area in excess of the base assessed value, as well as the increment of sales tax payable to the City, to fund eligible "Project Costs," as that term is defined at Section 853(14) of the Act, all in accordance with Section 861 of the Act.

The Local Development Act also requires the Review Committee to prepare an "Impact Analysis" for the purposes of evaluating the positive and/or negative impact of tax increment apportionments pursuant to the Project Plan on the other taxing jurisdictions represented on the Review Committee and considering the impact of the Project on the surrounding community outside the tax increment district (such as enhanced property values; spinoff development of residential/hotel/commercial/office uses; etc.). (See *Impact Analysis*, Appendix H.)

With respect to the proposed Project, the foregoing requirements will be detailed as, and referred to as, components of the South 75 Business Park Increment District Project Plan (the "Project Plan").

This Project Plan has been prepared by the City, the Glenpool Industrial Authority (the "Authority") and legal consultants with direction and assistance from the Developer, to present the information required by the Local Development Act in relation to the establishment of "Increment District Number One, City of Glenpool, Oklahoma (South 75 Business Park Increment District)" (the "Increment District")[1].

[1] Any statements contained in this Project Plan or in the appendices involving matters of opinion, estimates or projections and whether or not expressly so stated, are intended as such and are not stated as representations of fact. Summaries of documents referred to herein do not purport to be complete or definitive, and all references made to such documents are qualified in their entirety by reference to the complete document. The information contained herein has been compiled from sources believed to be reliable, as of the date hereof. Such information is subject to change and/or correction at any time prior to adoption of this Project Plan by the City.

Exhibit 1

I. DESCRIPTION OF THE PROPOSED BOUNDARIES OF THE INCREMENT DISTRICT AND THE PROJECT AREA

A. Boundaries of the Increment District by Legal Description, Street Address and Sketch. The legal description, such street addresses as have been assigned, and sketch of the Increment District are as provided on **Appendix "A."**

B. Boundaries of the Project Area by Legal Description, Street Address and Sketch. The Project Area and the boundaries of the Increment District are co-extensive. Thus, the legal description, street address and sketch of the Project Area are the same as those of the Increment District found in Appendix A.

II. GENERAL DESCRIPTION OF THE KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS OR IMPROVEMENTS, ANTICIPATED PRIVATE IMPROVEMENTS, AND ESTIMATED PUBLIC REVENUES WHICH SHOULD ACCRUE FROM DEVELOPMENT OF THE PROJECT

A. Proposed Public Works or Improvements. The public works or improvements to be authorized and constructed under this Project Plan include: storm water drainage and sanitary sewer facilities, site development, grading and paving of streets and parking areas, water line extensions, and erosion controls as required in the development and construction of the Project. Assistance for these public works or improvements to be provided to the Developer pursuant to the terms of this Project Plan includes reimbursement from ad valorem and sales tax increments of all or a portion of the costs associated with these improvements, in an amount not to exceed ~~$5,000,000~~$5,250,000 (or for a period not to exceed the ten-year term of the Increment District, whichever occurs first). Without limitation, the costs for which payment to the Developer may be made shall include only such costs as are included in the definition of "Project Costs" in Section 853 of the Local Development Act. Payment may also be made for qualified Project Costs that have been incurred prior to approval of this Project Plan. The improvements for which financing assistance is to be provided, and the anticipated amount of qualified Projects Costs, are detailed in Section III of this Project Plan. [2]

B. Anticipated Private Improvements. The private improvements proposed for the Project Area/Increment District include a single large-scale commercial use on the southernmost parcel of the property at the southeast corner of the intersection of 166th Street and U.S. Highway 75 (there is currently an automobile dealership proposed for that location and agreements have been reached with the owner/licensee). Although the Developer is not at liberty to disclose any proprietary or confidential information regarding the proposal for this site, Ford Development Corporation can represent that there is a reasonable certainty that the transaction will be concluded favorably if the Project Plan is adopted by the City Council. The remaining parcels,

[2] Please see Appendix B for a graphic depiction of the completed development, including public works to be installed on the site and the proposed additional construction of structures and amenities by private investment for commercial/retail/warehouse and office mixed uses.

extending southward from 161st Street/U.S. Highway 75 to 166th Street/U.S. Highway 75, are scheduled for phased development as a combination of retail, warehouse and office spaces.

C. Estimated Public Revenues. The City estimates that the public works or improvements described in this Project Plan, together with the private development, will result in ad valorem and sales taxes increments that are conservatively stated on Appendix C. These public revenues are estimated to accrue, as follows:

1. Ad Valorem Taxes. The estimates regarding incremental ad valorem taxes on Project Area property are based upon an assessment ratio of eleven percent (11%) for real property and a tax rate of 116.21 mils. Ad valorem taxable value generated by the construction of the Project will increase by as much as $9,000,000 in the first year of taxation (2019, based on construction being completed in late 2017), to $12,946,000 per year for the remaining nine years of the ten-year term authorized for Increment District operations. This is expected to generate approximately $8,600,000 in new ad valorem revenues over the term of the Increment District. See *Ad Valorem Tax Increment Calculations*, Appendix C.

2. Sales Tax. The City shall collect a three-percent (3.0%) sales tax on all taxable retail sales within the Increment District, pursuant to City Ordinances 40 and 176 (the Project Area is presently vacant land and there are presently no taxable retail sales within the Project Area). The Tax Reimbursement Agreement between the City (and the Authority) and the Developer will apportion two-percent (2.0%) of taxable sales occurring within the entirety of Project Area. Estimates of incremental sales tax are based upon collections only from the automobile dealership phase of the Project and, therefore, the projections are conservative. See *Ad Valorem Tax Increment Calculations*, Appendix C.

The aggregate of ad valorem and sales tax increments eligible for reimbursement to the Developer of qualified Projects Costs is also shown Appendix C.

III. ESTIMATED PROJECT COSTS, INCLUDING ADMINISTRATIVE EXPENSES [3]

A. Site Grading and Paving of Streets and Parking Areas. On-site infrastructure improvements will include substantial grading of the entire, presently vacant, Project Area, construction of a dedicated public street through the Project Area and related amenities as appropriate or required for commercial sites in the City of Glenpool. Although costs cannot accurately be predicted at this stage with precision, it is estimated that the costs relating to this component of the Project will be approximately ~~$2,525,850~~$1,986,874.

Project Costs under this category include the actual costs of the acquisition, demolition, alteration, construction and/or reconstruction of new or existing structures and fixtures, including streets and any similar public improvements, common utility or service facilities, related landscaping, parking, and water detention / retention systems; the actual cost of the clearing and grading of the project site and any environmental remediation related thereto;

utility relocation costs; professional service costs, including those incurred for architectural, planning, engineering and legal services.

B. Storm Sewer, Sanitary Sewer and Water Line Extensions. Infrastructure improvements will include the construction of a sanitary sewer main line within the Project Area and extensions throughout the Project Area. While costs cannot accurately be predicted at this stage with precision, it is estimated that the costs relating to this component of the Project will be approximately ~~$1,289,121~~$1,412,698.

Project Costs under this category include the actual costs of the acquisition, demolition, alteration, construction and/or reconstruction of new or existing structures and fixtures, including sanitary and storm water sewers, water distribution, fire suppression and similar public improvements, related common utility or service facilities, related grounds clearing and rehabilitation, any environmental remediation related thereto; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal services.

C. Erosion Control and Landscaping. Utility infrastructure improvements will necessitate the installation and implementation of erosion control measures sufficient to meet Oklahoma Department of Environmental Quality requirements and landscaping measures to meet regulatory standards of the City. While costs cannot accurately be predicted at this stage with precision, it is estimated that the costs relating to this component of the Project will be approximately ~~$153,454~~$140,320.

Project Costs under this category include the actual costs of the acquisition, demolition, alteration, construction and/or reconstruction of new or existing structures and fixtures, including grounds clearing and rehabilitation, any environmental remediation related thereto; utility relocation costs; and professional service costs, including those incurred for architectural, planning, engineering and legal services.

D. Construction of U.S. Highway 75 Traffic Improvements. Roadway and site access infrastructure improvements will include the construction of innovative traffic control designs within the Project Area that will be of benefit to all users of Highway 75 (a high traffic commuter corridor). While these costs cannot accurately be predicted at this stage with precision, it is estimated that the costs relating to this component of the Project will be approximately ~~$400,000~~$660,075.

Project Costs under this category include the actual costs of the acquisition, demolition, alteration, construction and/or reconstruction of new or existing structures and fixtures; and professional service costs, including those incurred for architectural, planning, engineering and legal services.

E. Professional Fees; Engineering/Surveying; Legal Costs of Establishing District; Administrative Costs and Financing Costs/Interest Expense. "Engineering and Surveying Fees" include all direct costs of designing, organizing, implementing, supervising,

[3] Please see Appendix D for detailed presentation of Projected Project Costs.

administering and maintenance costs over the term of the Increment District. These costs are estimated to be approximately $10,000 per year for the 10-year term, or $100,000. "Organizational Costs" include the legal and clerical charges for time spent drafting the Project Plan, coordinating exhibits, contacting and organizing the Review Committee and drafting contracts to implement the Project Plan. Such costs are expected to be a single expense of $30,000. "Administrative Costs" include reasonable charges for the time spent by employees of the City and the Authority, or employees of private entities under contract with either public entity for planning and implementation of the Project Plan, including professional service costs incurred for architectural, planning, engineering, legal, financial and bond counsel's advice and services; and costs for determining or re-determining the base assessed value of the Increment District. It is estimated that such administrative costs will not exceed $10,000 per year, for a total of $100,000 over the 10-year term of the Increment District. Financing and interest costs on debt incurred by the Developer for the initial costs of funding all the foregoing is expected to total $401,575. This item E. comes to an aggregate sum of ~~$631,575~~$1,050,093.

Summation:

Project Development/Construction Costs	~~$4,368,425~~$4,199,907
[Reflects increases in waterline expansion and alternative highway improvements]	
Organizational Costs	30,000
Engineering/Surveying Fees	~~100,000~~600,000
[Reflects increases in waterline expansion and alternative highway improvements]	
Administrative Costs ($10,000/year for ten years)	100,000
Financing Costs/Interest	~~401,575~~320,093
TOTAL OF ESTIMATED QUALIFIED PROJECT COSTS	**~~$5,000,000~~$5,250,000**

IV. GENERAL DESCRIPTION OF METHODS OF FINANCING ESTIMATED PROJECT COSTS, EXPECTED SOURCES OF REVENUE TO FINANCE OR PAY PROJECT COSTS, AND GENERAL TIME WHEN COSTS OR MONETARY OBLIGATIONS ARE TO BE INCURRED

A. Methods of Financing Project Costs. It is expected that all qualified Project Costs described above will be paid from a combination of debt incurred by the Developer and the Developer's equity. Prospective investors in the Project have represented that it would be infeasible for them to finance the Project without the assistance offered under the Local Development Act. Please see Appendix E for a more detailed Project financing plan, to include the original request and proposal submitted by the Developer, the Tax Reimbursement Agreement of the City and the Authority with the Developer, proceeds from one or more notes or other evidences of indebtedness obtained by the Developer, the schedule for payment of Project Costs over the term of the District, reimbursement payments from tax increment revenues included in Appendix C, and from such other funds of the City or the Authority as may be lawfully used for the purposes hereinabove stated.

B. Expected Sources of Revenues. As provided by Section 861 of the Local Development Act, reimbursement for the Developer's payment of equity funds and principal and interest costs on the redemption of the Developer's debt that have been expended on qualified Project Costs will be made from fifty-percent (50%) of the ad valorem tax revenue increments over tax collected on the base assessed value and from two-percent (2.0%) of all sales tax revenues generated by the Project above any collected prior to commencement of the Increment District, up to a maximum of ~~$5,000,000~~$5,250,000 or until expiration of the ten-year term of the Increment District, whichever occurs sooner. (Such revenues are referred to as the "Tax Increment Revenues").

In accordance with the provisions of the Local Development Act, increments of ad valorem taxes and sales tax generated within the Increment District, as such increments are determined and defined by the Local Development Act, are to be apportioned and, when collected, shall be paid into an apportionment fund established for Project Costs and the payment of principal and interest incurred. Such funds are segregated from the base ad valorem and sales taxes levied within the Increment District prior to the collection of increments attributable to Project improvements, and to be used exclusively for reimbursement to the Developer of the payment for qualified Project Costs (as defined in the Local Development Act) incurred in connection with the development and construction of the Project.

The apportionment of ad valorem tax and sales tax increments pursuant to this Section IV shall terminate upon the reimbursement for all qualified Project Costs incurred in connection with the this Project Plan up to a maximum of ~~$5,000,000~~$5,250,000; provided, however, that in no case shall the apportionment of revenues pursuant hereto extend beyond ten years from the effective date of the Increment District established in the ordinance of the governing body adopting this Project Plan, unless such period is modified by subsequent action of the City Council.

Pursuant to the Local Development Act, the Tax Increment Revenues apportioned hereunder shall be transferred by the respective taxing authorities to a special fund to be known as the "Increment District Apportionment Fund" (the "Apportionment Fund"), which fund will be held by and be the property of, the Authority. No portion of such increments and no portion of the Apportionment Fund shall constitute a part of the General Fund of the City. All Tax Increment Revenues so collected shall be placed into a separate account created within the Apportionment Fund and pledged as security for the payment of the authorized reimbursements to the Developer. (Such account shall be designated as the "Tax Increment Revenue Account").

C. Time When Costs or Monetary Obligations Are to Be Incurred. All qualified Project Costs described herein (with the exception of annual finance and administrative costs) will be incurred no later than July 1, 2019, in substantial conformance to the expenditure schedule at Appendix E. Financing costs and annual administrative costs will be incurred during the remaining term of the district.

D. Compliance with Allowable Term of TIF District. Pursuant to the anticipated ordinance of the governing body establishing the Increment District, its effective date will be January 1, 2019. This date is set in accordance with the way ad valorem taxes are assessed and collected. Assuming no improvements are completed and generating revenue until 2018, they would not appear on the assessments until January 2019. Incremental increases in the property value during 2017 and 2018 due to on-going construction will be reflected in adjustments to the base assessed value. Apportionment of tax increment revenues for ten (10) years from the effective date of the ordinance adopting this Project Plan will remain within the twenty-five (25) year maximum time period allowed for apportionment of such revenues pursuant to the Local Development Act.

E. Return of Excess Revenues. The City anticipates that the total of all Tax Increment Revenue collections will not exceed the amount to be expended on reimbursements to the Developer of Project Costs. However, in the event that Tax Increment Revenues do exceed the maximum repayment of Project Costs, then all excess Tax Increment Revenues will be returned to the respective taxing jurisdictions, as required by Section 861 of the Local Development Act.

V. MAP SHOWING EXISTING USES AND CONDITIONS; AND MAP SHOWING PROPOSED IMPROVEMENTS AND USES

See Appendix F for a map showing the existing uses and conditions of the Project Area within the proposed Increment District. See Appendix B for a map showing the proposed improvements and uses as discussed in Section II above.

VI. PROPOSED CHANGES IN ZONING

The Developer has already obtained the necessary zoning (Commercial General District) and approval of the preliminary plat to allow one commercial lot and one reserve area on approximately 40 acres located in the southeast corner of 166th Street South and US Highway 75 as shown at Appendix G. Development of this tract will be completed as the first phase of the Project and will be the site for the anticipated automobile dealership. The Developer has also applied for abandonment of Planned Unit Development 24 and a zone change from Light Industrial to Commercial General for approximately 84 acres in the northeast corner of 166th Street South and US Highway 75 as shown at Appendix G. It is anticipated that, prior to the commencement date of the Increment District established by the ordinance adopting this Project Plan, the Developer will secure the necessary changes in zoning from Light Industrial Districts to Commercial Districts. All zoning of the Project Area will comply with the City of Glenpool Zoning.

VII. PROPOSED CHANGES IN THE MASTER PLAN AND CITY ORDINANCES IF REQUIRED TO IMPLEMENT THE PROJECT PLAN

Section 854(13) of the Local Development Act confers the power on the City to "[a]dopt ordinances or resolutions or repeal or modify such ordinances or resolutions or establish exceptions to existing ordinances and resolutions regulating the design, construction, and use of buildings." No modifications or exceptions to the Comprehensive Plan or City ordinances, other than the zoning change discussed in Section VI above, are necessary to accommodate this Project Plan. The City Council is presently engaged in an approximately nine-month review and revision of its Comprehensive Plan and may find it necessary or convenient to exercise this power during the term of the Increment District and reserves the right to do so.

VIII. NAME OF PERSON IN CHARGE OF IMPLEMENTATION OF THE PROJECT PLAN OF THE DISTRICT

The Chairman of the Authority, Timothy Fox or his successor(s), shall be the person in charge of the implementation of this Project Plan in accordance with the provisions, authorization, and respective delegations of responsibilities contained herein and in the proposed ordinance to be adopted by the governing body.

IX. DESIGNATION OF PUBLIC ENTITY AUTHORIZED TO CARRY OUT ALL OR A PART OF THE PROJECT PLAN

The Glenpool Industrial Authority is designated and authorized as the public entity to carry out and administer the provisions of this Project Plan and to exercise all powers deemed necessary and appropriate for public trusts as set forth in the Local Development Act, including the right to make minor amendments to the Project Plan. For these purposes, an amendment shall be considered to be "minor" if: (i) such amendment does not change the character or purpose of the Project Plan; (ii) does not add more than five percent (5%) to the Increment District's area; or (iii) does not add more than five percent (5%) to the public costs of the Plan to be financed by apportioned tax increments, all as determined on a cumulative basis.

Exhibit 1

This Project Plan has been adopted as part of the implementation of the Increment District Number One, City of Glenpool (South 75 Business Park Increment District) Resolution No. 16-10-02, adopted by the City of Glenpool City Council on October 17, 2016 (the "Authorizing Resolution"). The Authorizing Resolution may be found at Appendix I to this Project Plan. The Authorizing Resolution anticipates the use of ad valorem and sales tax increments to pay authorized Project Costs as described in this Project Plan.

Exhibit 1

APPENDICES OMITTED IN AMENDED PROJECT PLAN

NO CHANGE EXCEPT QUALIFIED PROJECT COSTS ATTACHED SEPARATELY

EXHIBIT 2 to GIA Resolution No. 2018003

South 75 Business Park Tax Increment District No. One, Glenpool, Oklahoma
Amended Qualified Project Costs *
For Amended Project Plan and Amended Sales Tax Reimbursement Agreement

			Original
1. Infrastructure:			
Phase 1	555,310		
Phase 3	1,492,231		
Phase 4	494,643		
Water lines (156th Street to 166th Street)	738,056		
Water lines (Mark Allen Chevrolet)	119,272	3,399,512	[3,868,425]
2. Highway improvements/adjustments		660,075	[400,000]
3. Professional fees		600,000	[100,000]
4. Landscaping		140,320	[100,000]
5. Legal fees re: establishment of TIF		30,000	[30,000]
6. Administrative fees – Glenpool Industrial Authority		100,000	[100,000]
7. Financing costs/interest expense		320,093	[401,575]
Total		5,250,000	[5,000,000]

CHANGE ORDER

Contractor:
IRA M. GREEN CONSTRUCTION
P.O. BOX 813
CLAREMORE, OK 74018
918-342-0840

Project:
South 75 Business Park

Date
8/25/2017

Owner:
South 75 Business Park, LLC
16400 N. Dallas Parkway, Suite 140
Dallas, Texas 75248

Description of change in work performed

Wate line size change from 8" to 12" along with valves and fittings

The original contract sum was :	$ 547,091.60
Net amount previous change orders	$ -
Total amount contract amount plus or minus net chages orders:	$ -
Total amount this change order	$ 8,218.00
The new contract amount including this change order will be:	$ 555,309.60
The contract time will be changed by the following numbers of days: 0 days	

Contractor:

Ira M. Green Construction : President Brian J. Green

Date: 8-25-17

Owner:

South 75 Business Park

Date: 8/28/17

Estimate

for

South 75 Business Park Phase 3

Grading, Paving, Storm, Sanitary Sewer, and Erosion Control

Glenpool, Oklahoma

Item		Quantity		Description	Unit Cost	Extension
					ENGINEER'S ESTIMATE	

Grading

101.	**GENERAL SITE GRADING**					
	a.	10.3	Acres	Clearing & Grubbing (includes tree removal)	$ 1,500.00	$ 15,450.00
	c.	6,273	CY	Stripping, 6"deep, Stockpile & Replace	$ 6.00	$ 37,638.00
	d.	4,860	CY	Unclassified Excavation & Site Grading	$ 6.50	$ 31,590.00
	h.	3,850	SY	Solid Slab Sod on Pond Slopes and Swales	$ 3.50	$ 13,475.00
				Total Grading Base Bid		**$ 98,153.00**

Item	Quantity		Description	Unit Cost	Extension
				ENGINEER'S ESTIMATE	

Paving

201. FINE GRADING & SUBGRADE PREPARATION

(Quantities to 2 feet behind back of curb. Refer to Geotechnical Report for treatment options.)

Item	Quantity	Unit	Description	Unit Cost	Extension
a.	9,767	SY	Fine Grading for Paving	$ 1.50	$ 14,650.50
d.	9,767	SY	10" Select Fill	$ 6.00	$ 58,602.00
202.	**PAVING, IN PLACE**				
a.	7,910	SY	ODOT Type "A" Asphaltic Concrete Paving, 6.0" thick	$ 20.75	$ 164,132.50
b.	7,910	SY	ODOT Type "B" Asphaltic Concrete Paving, 2.0" thick	$ 8.85	$ 70,003.50
c.	564	SY	Portland Cement Concrete, 6.0" thick	$ 30.00	$ 16,920.00
203.	**CONCRETE CURB & GUTTER, IN PLACE**				
a.	4,011	LF	Concrete Curb and Gutter, 6" Barrier	$ 14.50	$ 58,159.50
204.	**CONCRETE RAMP, IN PLACE**				
a.	8	EA	Concrete Handicap Ramp, 4" Thick, with Tactile Warning	$ 692.50	$ 5,540.00
205.	**CONCRETE SIDEWALK, IN PLACE**				
a.	1,330	LF	5.0' Wide Concrete Sidewalk, 4" Thick (One side of the road)	$ 28.00	$ 37,240.00
206.	**PAVEMENT MISCELLANEOUS**				
a.	2,649	SY	Slab Sod, to 6' Behind Curb	$ 3.50	$ 9,271.50
b.	1	LS	Thermoplastic Pavement Striping	$ 8,000.00	$ 8,000.00
c.	6	EA	Adjust Surface Structures In Paving to Grade	$ 640.00	$ 3,840.00
207.	**CONDUIT, IN PLACE**				
a.	250	LF	Pipe, 4" PVC Sch 40 (includes approved end-of-trench markers)	$ 15.00	$ 3,750.00
			Total Paving Base Bid		**$ 450,109.50**

Item	Quantity		Description	Unit Cost	Extension
				ENGINEER'S ESTIMATE	

Storm Sewer

Item		Quantity	Unit	Description	Unit Cost	Extension
301.	RIGHT-OF-WAY CLEARING AND RESTORING **					
	a.	2,469	LF	Right-of-Way Clearing and Restoring	$ 4.00	$ 9,876.00
302.	EXCAVATION AND BACKFILL, UNCLASSIFIED					
	a.	2,400	CY	Excavation and Backfill, Unclassified	$ 3.50	$ 8,400.00
304.	PIPE, REINFORCED CONCRETE (RCP), IN PLACE *					
	a.	336	LF	30-Inch RCP, ASTM C76, Class III, Wall B	$ 82.50	$ 27,720.00
	b.	1,589	LF	24-Inch RCP, ASTM C76, Class III, Wall B	$ 73.50	$ 116,791.50
	c.	37	LF	18-Inch RCP, ASTM C76, Class III, Wall B	$ 72.50	$ 2,682.50
	d.	508	LF	15-Inch RCP, ASTM C76, Class III, Wall B	$ 63.00	$ 32,004.00
306.	INLETS, IN PLACE *(Storm contractor to provide grates, frames & curb hoods to be set by paving contractor)*					
	a.	9	EA	Std. Design 2(B) Curb Inlet	$ 3,200.00	$ 28,800.00
	b.	2	EA	Std. Design 3 Curb Inlet	$ 3,600.00	$ 7,200.00
	c.	1	EA	Std. Design 2 Curb Inlet	$ 3,000.00	$ 3,000.00
307.	JUNCTIONS, IN PLACE					
	a.	5	EA	Std. 5' ID Precast Concrete Manhole	$ 3,150.00	$ 15,750.00
	b.	1	EA	Std. 8'x6' Precast Concrete Junction Box	$ 9,000.00	$ 9,000.00
	c.	1	EA	Std. 4'x4' Precast Concrete Junction Box	$ 5,000.00	$ 5,000.00
308.	OUTLETS, IN PLACE *(All outlet structures include minimum 3'deep concrete toewall, unless otherwise noted)*					
	a.	4	EA	Std. 24" Precast Concrete End Section	$ 2,200.00	$ 8,800.00
	b.	4	EA	Std. 30" Precast Concrete End Section	$ 2,600.00	$ 10,400.00
	c.	1	EA	Special Pond Outlet Structure	$ 18,000.00	$ 18,000.00
309.	CHANNEL, IN PLACE					
	a.	918	LF	ODOT Paved Ditch, Design No 2 (10.0' wide)	$ 75.00	$ 68,850.00
				Total Storm Sewer Base Bid		**$ 372,274.00**

Item	Quantity		Description	Unit Cost	Extension
				ENGINEER'S ESTIMATE	

Sanitary Sewer

Item		Quantity	Unit	Description	Unit Cost	Extension
401.				RIGHT-OF-WAY CLEARING AND RESTORING **		
	a.	2,838	LF	Right-of-Way Clearing and Restoring	$ 5.00	$ 14,190.00
402.				EXCAVATION AND BACKFILL, UNCLASSIFIED		
	a.	1,446	CY	Excavation and Backfill, Unclassified	$ 5.00	$ 7,230.00
404.				PIPE, POLYVINYL CHLORIDE (PVC), FOR SEWER SERVICE, IN PLACE *		
	a.	2,173	LF	8-Inch PVC Pipe, ASTM D1784, **SDR35**	$ 38.00	$ 82,574.00
405.				MANHOLE, IN PLACE		
	a.	10	EA	Std. 4 'ID Precast Concrete Manhole	$ 2,800.00	$ 28,000.00
	b.	45	EA	Std. 4 'ID Precast Concrete Manhole, Additional Depth >6'	$ 137.50	$ 6,187.50
407.				CONNECTION, IN PLACE		
	a.	1	EA	Connect to Existing Manhole	$ 2,200.00	$ 2,200.00
	c.	6	EA	8"x8"x6" Service Tee	$ 500.00	$ 3,000.00
410.				LIFT STATION AND FORCE MAIN, IN PLACE		
	a.	1	EA	Pumps, Controllers, doors, hoist	$ 25,000.00	$ 25,000.00
	b.	1	EA	8' Wet well (Concrete), valves, riser pipe	$ 20,000.00	$ 20,000.00
	c.	1	EA	Natural gas Generator 25-30kva	$ 35,000.00	$ 35,000.00
	d.	1	EA	SCADA/telemetry system, RFScada, UHF Radio, Antenna Incl. L	$ 6,145.00	$ 6,145.00
	e.	1	EA	Lift Station Labor & Installation	$ 45,000.00	$ 45,000.00
	e.	2,828	LF	8" HDPE C906 Force Main, Class 160, DR 11	$ 18.00	$ 50,904.00
	f.	1	LS	Concrete Pad, Fence & Paved Access Drive	$ 25,000.00	$ 25,000.00
				Total Sanitary Sewer Base Bid		**$ 350,430.50**

Item	Quantity		Description	Unit Cost	Extension
				ENGINEER'S ESTIMATE	

Erosion Control

Quantities are Estimates Only. Contractor must provide sufficient erosion control to meet ODEQ requirements.

a.	1	EA	Stabilized Construction Entrance	$ 3,425.00	$ 3,425.00
b.	12	EA	Inlet Protection Devices	$ 375.00	$ 4,500.00
c.	9	EA	Outlet Protection Devices	$ 562.50	$ 5,062.50
d.	4,011	LF	Silt Fence for Erosion Stabilization	$ 3.40	$ 13,637.40

Total Erosion Control Base Bid	**$ 26,624.90**
Total Base Bid	**$ 1,297,591.90**
Total Base Bid with 15% Contingency	**$ 1,492,230.69**
Estimated Engineering/Surveying Fees	**$ 223,834.60**
Grand Total Base Bid	**$ 1,716,065.29**

Estimate

for

Grading, Paving, Storm Sewer, and Erosion Control

South 75 Business Park Phase 4

Glenpool, Oklahoma

Item	Quantity		Description	Unit Cost	Extension
				ENGINEER'S ESTIMATE	

Grading

Item		Quantity	Unit	Description	Unit Cost	Extension
101.	**GENERAL SITE GRADING**					
	a.	2.8	Acres	Clearing & Grubbing (includes tree removal)	$ 1,500.00	$ 4,200.00
	c.	2,279	CY	Stripping, 6"deep, Stockpile & Replace	$ 6.00	$ 13,674.00
	d.	1,500	CY	Unclassified Excavation & Site Grading	$ 6.50	$ 9,750.00
				Total Grading Base Bid		**$ 27,624.00**

Paving

Item		Quantity	Unit	Description	Unit Cost	Extension
201.	**FINE GRADING & SUBGRADE PREPARATION**					
	(Quantities to 2 feet behind back of curb. Refer to Geotechnical Report for treatment options.)					
	a.	5,518	SY	Fine Grading for Paving	$ 1.50	$ 8,277.00
	d.	5,518	SY	10" Select Fill	$ 6.00	$ 33,108.00
202.	**PAVING, IN PLACE**					
	a.	4,405	SY	ODOT Type "A" Asphaltic Concrete Paving, 6.0" thick	$ 20.75	$ 91,403.75
	b.	4,405	SY	ODOT Type "B" Asphaltic Concrete Paving, 2.0" thick	$ 8.85	$ 38,984.25
203.	**CONCRETE CURB & GUTTER, IN PLACE**					
	a.	2,403	LF	Concrete Curb and Gutter, 6" Barrier	$ 14.50	$ 34,843.50
204.	**CONCRETE RAMP, IN PLACE**					
	a.	4	EA	Concrete Handicap Ramp, 4" Thick, with Tactile Warning	$ 692.50	$ 2,770.00
205.	**CONCRETE SIDEWALK, IN PLACE**					
	a.	1,202	LF	5.0' Wide Concrete Sidewalk, 4" Thick	$ 28.00	$ 33,656.00
206.	**PAVEMENT MISCELLANEOUS**					
	a.	1,602	SY	Slab Sod, to 6' Behind Curb	$ 3.50	$ 5,607.00
	b.	1	LS	Thermoplastic Pavement Striping	$ 6,000.00	$ 6,000.00
	c.	5	EA	Adjust Surface Structures In Paving to Grade	$ 640.00	$ 3,200.00
207.	**CONDUIT, IN PLACE**					
	a.	150	LF	Pipe, 4" PVC Sch 40 (includes approved end-of-trench markers)	$ 15.00	$ 2,250.00
				Total Paving Base Bid		**$ 260,099.50**

Item	Quantity		Description	Unit Cost	Extension
				ENGINEER'S ESTIMATE	

Storm Sewer

Item	Quantity		Description	Unit Cost	Extension
301.	**RIGHT-OF-WAY CLEARING AND RESTORING ****				
a.	1,091	LF	Right-of-Way Clearing and Restoring	$ 4.00	$ 4,364.00
302.	**EXCAVATION AND BACKFILL, UNCLASSIFIED**				
a.	1,000	CY	Excavation and Backfill, Unclassified	$ 3.50	$ 3,500.00
304.	**PIPE, REINFORCED CONCRETE (RCP), IN PLACE ***				
a.	967	LF	24-Inch RCP, ASTM C76, Class III, Wall B	$ 73.50	$ 71,074.50
b.	124	LF	15-Inch RCP, ASTM C76, Class III, Wall B	$ 63.00	$ 7,812.00
306.	**INLETS, IN PLACE** *(Storm contractor to provide grates, frames & curb hoods to be set by paving contractor)*				
a.	8	EA	Std. Design 2(B) Curb Inlet	$ 3,200.00	$ 25,600.00
307.	**JUNCTIONS, IN PLACE**				
a.	4	EA	Std. 5' ID Precast Concrete Manhole	$ 3,150.00	$ 12,600.00
b.	1	EA	Std. 4' ID Precast Concrete Manhole	$ 2,150.00	$ 2,150.00
			Total Storm Sewer Base Bid		**$ 127,100.50**

Erosion Control

Quantities are Estimates Only. Contractor must provide sufficient erosion control to meet ODEQ requirements.

Item	Quantity		Description	Unit Cost	Extension
a.	1	EA	Stabilized Construction Entrance	$ 3,800.00	$ 3,800.00
b.	8	EA	Inlet Protection Devices	$ 375.00	$ 3,000.00
d.	2,500	LF	Silt Fence for Erosion Stabilization	$ 3.40	$ 8,500.00
			Total Erosion Control Base Bid		**$ 15,300.00**

Total Base Bid	**$ 430,124.00**
Total Base Bid with 15% Contingency	**$ 494,642.60**
Estimated Engineering/Surveying Fees	**$ 74,196.39**
Grand Total Base Bid	**$ 568,838.99**

Estimate

for

Glenpool 12" Waterline Extension with Hill Cut

Grading, Storm Sewer, Waterline and Erosion Control

Glenpool, Oklahoma

Item		Quantity		Description	Unit Cost	Extension
					ENGINEER'S ESTIMATE	
Grading						
101.	**GENERAL SITE GRADING**					
	a.	5.5	Acres	Clearing & Grubbing (includes tree removal)	$ 2,000.00	$ 11,000.00
	b.	4,397	CY	Stripping, 6"deep, Stockpile & Replace	$ 6.00	$ 26,382.00
	c.	32,730	CY	Unclassified Excavation & Site Grading	$ 6.50	$ 212,745.00
	d.	-	CY	Rock Excavation & Haul-off	$	$ -
	e.	5.5	Acres	Revegetation (Seeding)	$ 2,000.00	$ 11,000.00
				Total Grading Base Bid		**$ 261,127.00**
Storm Sewer						
301.	**RIGHT-OF-WAY CLEARING AND RESTORING ****					
	a.	300	LF	Right-of-Way Clearing and Restoring	$ 4.00	$ 1,200.00
302.	**EXCAVATION AND BACKFILL, UNCLASSIFIED**					
	a.	300	CY	Excavation and Backfill, Unclassified	$ 3.50	$ 1,050.00
305.	**PIPE, HIGH DENSITY POLYETHYLENE (HDPE), IN PLACE ***					
	g.	300	LF	24-Inch HDPE, ADS N-12 ST IB, Corrugated, Smooth Interior	$ 42.67	$ 12,801.00
308.	**OUTLETS, IN PLACE**					
	(All outlet structures include minimum 3'deep concrete toewall, unless otherwise noted)					
	a.	4	EA	Std. 24" Precast Concrete End Section	$ 1,800.00	$ 7,200.00
				Total Storm Sewer Base Bid		**$ 22,251.00**

Item	Quantity		Description	Unit Cost	Extension
				ENGINEER'S ESTIMATE	

Waterline

Item	Quantity		Description	Unit Cost	Extension
501.	**12" Waterline Extension**				
a.	5,244	LF	12" PVC (includes fittings, trenching, & ROW restoration)	$ 65.00	$ 340,860.00
			Total Waterline Base Bid		**$ 340,860.00**

Erosion Control

Quantities are Estimates Only. Contractor must provide sufficient erosion control to meet ODEQ requirements.

Item	Quantity		Description	Unit Cost	Extension
a.	1	EA	Stabilized Construction Entrance	$ 3,800.00	$ 3,800.00
b.		EA	Inlet Protection Devices	$ 100.00	$ -
c.	-	EA	Outlet Protection Devices	$ 400.00	$ -
d.	5,000	LF	Silt Fence for Erosion Stabilization	$ 2.75	$ 13,750.00
			Total Erosion Control Base Bid		**$ 17,550.00**
			Total Base Bid		**$ 641,788.00**
			Total Base Bid with 15% Contingency		**$ 738,056.20**
			Estimated Engineering/Surveying Fees		**$ 110,708.43**
			Grand Total Base Bid		**$ 848,764.63**

Proposal

for

Mark Allen Chevrolet 12" Waterline Extension

Glenpool, Oklahoma

Item		Quantity		Description	Unit Cost	Extension
Waterline						
501.	**RIGHT-OF-WAY CLEARING AND RESTORING ****					
	a.	1,315	LF	Right-of-Way Clearing and Restoring	$ 2.00	$ 2,630.00
502.	**EXCAVATION AND BACKFILL, UNCLASSIFIED**					
	a.	400	CY	Excavation and Backfill, Unclassified	$ 2.00	$ 800.00
503.	**PIPE, POLYVINYL CHLORIDE (PVC), FOR WATER SERVICE, IN PLACE ***					
	a.	1,255	LF	12-Inch PVC, AWWA C900, Class 200 (DR14)	$ 47.00	$ 58,985.00
	b.	60	LF	12-Inch, HDPE AWWA C901 (DR9)	$ 65.00	$ 3,900.00
504.	**FITTINGS, IN PLACE**					
	a.	1	EA	12"x8" Cross	$ 600.00	$ 600.00
	b.	2	EA	12" 45° Bend	$ 300.00	$ 600.00
	c.	8	EA	12" 11.25° Vertical Bend	$ 300.00	$ 2,400.00
	d.	1	EA	12" Plug	$ 250.00	$ 250.00
505.	**CONNECTION, IN PLACE**					
	a.	1	EA	Connect to Existing 12" Water Main	$ 3,000.00	$ 3,000.00
	b.	1	EA	Connect to Mark Allen Existing 8" Waterline	$ 3,000.00	$ 3,000.00
506.	**VALVES, IN PLACE**					
	a.	2	EA	12" Gate Valve	$ 2,250.00	$ 4,500.00
	b.	1	EA	12"x12"x12" Tapping Sleeve & Valve	$ 1,800.00	$ 1,800.00
	c.	1	EA	12" Air Relief Valve and Vault	$ 6,050.00	$ 6,050.00
	d.	1	EA	3-Way Fire Hydrant Assembly (includes hydrant & riser, 12"x12"x6" tee, gate valve, leader & blocking)	$ 3,600.00	$ 3,600.00
	e.	1	EA	6" Fire Hydrant Extension	$ 400.00	$ 400.00
507.	**VALVE BOX**					
	a.	2	EA	Standard Valve Box	$ 100.00	$ 200.00
509.	**PAVEMENT, REMOVAL AND REPLACEMENT**					
	a.	50	LF	Bore and 24" Steel Conduit	$ 220.00	$ 11,000.00

Total Waterline Base Bid	$ 103,715.00
Total Base Bid with 15% Contingency	$ 119,272.25
Estimated Engineering/Surveying Fees	$ 17,890.84
Grand Total Base Bid	$ 137,163.09

ENGINEER'S OPINION OF CONSTRUCTION COST FOR
INTERSECTION IMPROVEMENTS AT 163RD, 166TH, AND 168TH
ON US HIGHWAY 75, GLENPOOL, OK
PERMIT PLANS

wallace

ITEM NUMBER	SPEC NUMBER	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
		ROADWAY				
1	201(A)	CLEARING AND GRUBBING	LS	1	$16,875.00	$16,875.00
2	202(A)	UNCLASSIFIED EXCAVATION	CY	7150	$9.38	$67,067.00
3	202(D)	UNCLASSIFIED BORROW	CY	2410	$11.97	$28,847.70
4	205(A)	TYPE A - SALVAGED TOPSOIL	LS	1	$6,817.50	$6,817.50
5	221(C)	TEMPORARY SILT FENCE	LF	1320	$2.12	$2,798.40
6	221(D)	TEMPORARY SEDIMENT FILTER	EA	10	$163.67	$1,636.70
7	232(A)	SEEDING METHOD A	AC	2	$646.62	$1,293.24
8	303(A)	AGGREGATE BASE, TYPE A	CY	3327	$41.58	$138,336.66
9	310(B)	SUBGRADE METHOD B	SY	9980	$2.28	$22,754.40
10	325	SEPARATOR FABRIC	SY	9980	$1.36	$13,572.80
11	409(A)	FABRIC REINFORCEMENT	SY	9980	$2.10	$20,958.00
12	411(B)	SUPERPAVE TYPE S3 (PG 64-22 OK)	TON	130	$96.60	$12,558.00
13	411(C)	SUPERPAVE TYPE S4 (PG 70-28 OK)	TON	49	$135.37	$6,633.13
14	509(B)	CLASS A CONCRETE	CY	55	$571.92	$31,455.60
15	609(B)	2'-8" COMB CRB & GUT (6" BARRIER)	LF	211	$18.98	$4,004.78
16	609(B)	MOUNTABLE CURB	LF	400	$21.91	$8,764.00
17	610(B)	CONCRETE DRIVEWAY	SY	1064	$51.98	$55,306.72
18	611(G)	INLET SMD (TYPE 2 GRATE)	EA	1	$2,934.41	$2,934.41
19	613(A)	13"X22" RC ARCH PIPE, CLASS III	LF	404	$71.08	$28,716.32
20	613(A)	24" RC PIPE, CLASS III	LF	10	$98.24	$982.40
21	613(M)	CULVERT END TREATMENT TYPE A6	EA	8	$1,110.44	$8,883.52
22	619(A)	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LS	1	$26,000.00	$26,000.00
23	619(B)	REMOVAL OF ASPHALT PAVEMENT	SY	4650	$5.46	$25,389.00
24	641	MOBILIZATION	LS	1	$60,000.00	$60,000.00
25	642	CONSTRUCTION STAKING	LS	1	$5,000.00	$5,000.00
		TRAFFIC				
26	850(A)	SHEET ALUMINUM SIGNS	SF	298	$18.61	$5,545.78
27	851(C)	SQUARE TUBE POST	LF	336	$11.25	$3,780.00
28	856(A)	TRAFFIC STRIPE (MULTI-POLYMER)(6" WIDE)	LF	7432	$1.40	$10,404.80
29	856(A)	TRAFFIC STRIPE (MULTI-POLYMER)(8" WIDE)	LF	897	$1.33	$1,193.01
30	856(A)	TRAFFIC STRIPE (MULTI-POLYMER)(12" WIDE)	LF	298	$2.66	$792.68
31	856(A)	TRAFFIC STRIPE (MULTI-POLYMER)(24" WIDE)	LF	34	$10.95	$372.30
32	856(B)	TRAFFIC STRIPE (MULTI-POLYMER)(SYMBOLS, WORDS, ETC.)	EA	46	$226.11	$10,401.06
33	880(J)	CONSTRUCTION TRAFFIC CONTROL	LS	1	$30,000.00	$30,000.00
		BID ALTERNATES				
ALT 7	230(A)	SOLID SLAB SODDING	SY	7652	$2.08	$15,916.16
		TOTAL (3 INTERSECTIONS)				$660,074.91

U.S. Sign & Screenprinting LLC
REMIT TO: P.O. Box 470425
Tulsa OK 74147
United States
Phone: 918.209.5160
Fax : 1.918.250.4534
for Quote : devin@ussigninc.com
www.ussigninc.com
EIN # : 47-2587910

Quote 180004 - South 75 Tower	**Expiration Date : 02/02/2018**

Quote for	Contact	Shipping/Install
Tanner Consulting Tanner HQ 5323 S Lewis Ave Tulsa OK 74105 United States	**Derek McCall** Phone : (918) 745-9929 Email : dmcall@tannerbaitshop.com Address : Tanner HQ 5323 S Lewis Ave Tulsa OK 74105 United States	75 Shopping Center 151st and Highway Glenpool OK 74033 United States **Ship By :** INSTALL

Quote #	Quote Date	Sales Rep	Payment Terms	PO	PO Date
180004	01/03/2018	**Peter Janzen** peter@ussigninc.com	Net 30		

Items

#	Item	Qty	Unit Price	Total	Tax

#	Item	Qty	Unit Price	Total	Tax
1	**14'w X 35'h square tower** Per customer-supplied drawings, but enlarged per conversation, manufacture a new 35'h tower sign with stone veneer, illuminated channel letters, and pop-steel roof. Four-pier foundation with I-beams extending the total height of the sign with spread concrete floor. Four columns with decorative stone work and arched columns with reveal at top. Columns to be covered with manufactured cultured stone veneer #1, final stone selection TBD. Central portion to have two sets of reverse-illuminated channel letters and two sets of illuminated lightboxes, 3 boxes per set. Channel letters will be fabricated aluminum, approx 3" thick, with LED's pointing back to surface, reading 'SOUTH 75' and 'GLENPOOL'. All letters will be mounted over popcorn textured dry-vit surface with fabricated border reveal. Surround will be veneered with manufactured stone TBD #2. All illumination by LED. Reveal separating stages 2 & 3. The upper portion of the sign will have manufactured cultured stone veneer #2, 7 decorative HDU cornices per side, and prefinished pop-steel roof, color TBD. The footprint of the tower will be a square with the corners 'cut out' per drawing. Along the second and third stages of the building, these cut-outs will be veneered with stone option #1 per drawing. The roof will be square per drawing. Final sign dimensions bid are 14'w square X 35' overall height. Final drawings will be produced for customer approval. Power will need to be pulled to within three feet of the site of the sign by Tanner consulting. Lead time is 12 weeks after permitting approval	1	$94,750.00	$94,750.00	$8,069.86
2	**Installation** Installation into standard soil. Presence of silty soil or excavation of rock, if required, are additional. Per discussion, bid includes access to the site cleared and graded for truck access by Tanner Consulting.	1	$37,500.00	$37,500.00	$0.00
3	**Permitting** Permitting additional and varies by job. USS will acquire straight city permitting at cost plus $125 administration fee. Variance or special excemption request would incur additional administrative fee if required.	1	$0.00	$0.00	$0.00
4	**Shop Drawings** Bid includes shop drawings produced by USS, to be reviewed and approved by Tanner's engineering firm.	1	$0.00	$0.00	$0.00

Total

Sub Total	Total Tax(%)	Final Price
$132,250.00	**$8,069.86 (8.517%)**	**$140,319.86**

Downpayment (0.0 %)	$0.00